

1.0 INTRODUCTION

1.1 The Cleanup Process and the Cleanup Action Plan

The Cleanup Action Plan (CAP) is one of a series of documents used by Ecology in the cleanup process conducted under the Model Toxics Control Act, Chapter 70.105D RCW, and implemented under Chapter 173-340 WAC. A CAP is developed using Remedial Investigation (RI) information that defines the extent and magnitude of contamination at a site and applicable technologies from the Feasibility Study (FS). The Draft Cleanup Action Plan (DCAP) is subject to public review and comment before it is finalized. After review and consideration of the comments received during the public comment period, the department shall issue a Final Cleanup Action Plan (FCAP).

WAC 173-340-380(1)(a) describes the requirements of a DCAP. The DCAP shall include: a general description of the proposed cleanup action developed in accordance with WAC 173-340-350 through 173-340-390; a summary of the rationale for selecting the proposed alternative; a brief summary of other cleanup action alternatives evaluated in the feasibility study; cleanup standards; the schedule for implementation including, if known, restoration time frame; institutional controls; applicable state and federal laws; a preliminary determination by the department that the proposed cleanup action will comply with WAC 173-340-360; and, where the cleanup action involves on-site containment, specification of the types, levels, and amounts of hazardous substances remaining on site and the measures that will be used to prevent migration and contact with those substances.

1.2 Purpose and Objectives

The public comment period for the DCAP was conducted from July 21 through August 19, 2004. No written comments were received during this comment period. Ecology is therefore issuing this FCAP for the City Parcel Site.

This decision document presents Ecology's selected cleanup action for the City Parcel Site (the Site). The selected cleanup action is chosen based upon information in the following documents:

- SAIC, Final Remedial Investigation Report for the City Parcel Site, November 27, 2002 (The Remedial Investigation Report was made available for public review and comment from January 16 through February 28, 2003)
- SAIC, City Parcel Site, Post-RI Groundwater Sampling Technical Memorandum, June 30, 2003.

- Ecology, Final Feasibility Study Report, April 2004. (The Draft Feasibility Study Report was made available for public review and comment from February 26 through March 26, 2004)

Portions of the text and the figures of this CAP are taken directly from these documents.

1.3 Declaration

Ecology's selected cleanup action will comply with WAC 173-340-360. This selected remedy is protective of human health and the environment, and is consistent with the preference for permanent solutions to the maximum extent practicable requirement under RCW 70 105D.030(1)(b).

1.4 Applicability

This Cleanup Action Plan is applicable only to the City Parcel Site. Cleanup standards and cleanup actions have been developed as an overall remediation process being conducted under the MTCA, and should not be considered as setting precedents for other sites.

1.5 Administrative Record

The documents used to make decisions discussed in this cleanup action plan are constituents of the administrative record for the Site. The entire administrative record for the Site is available for public review by appointment at Ecology's Eastern Regional Office, 4601 N. Monroe, Spokane, WA 99205-1295. Documents that were made available for public comment and review are also available at the Spokane Public Library – East Side, 524 South Stone, Spokane, WA 99201.